



CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

February 25, 2021

TO: Department of City Planning Staff;
Plan Check Engineers; Interested Parties

FROM: Robert Z. Duenas ^{RZD}
Principal City Planner
Department of City Planning

SUBJECT: **EXPIRATION OF THE NORTH HOLLYWOOD REDEVELOPMENT
PLAN FEBRUARY 21, 2021**

On September 30, 2019, under the authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325, transferring the land use authority from the CRA/LA, Designated Local Authority (CRA/LA-DLA) to the City of Los Angeles (City). The City is now responsible for implementing and enforcing the unexpired Redevelopment Plans and associated Design for Development Guidelines and Development Guidelines (collectively known as "DFDs"). Since the transfer of land use authority, the City has been the presiding agency for all land use approvals within the Redevelopment Project Areas. All projects within a Redevelopment Project Area require review for compliance with the associated Redevelopment Plan and DFD by the City Planning Department.

Each Redevelopment Plan has a unique set of provisions which are effective until the date of the plan's expiration. On April 15, 2011, the Los Angeles City Council approved and adopted Ordinance 181,671, which extended the effectiveness of the North Hollywood Redevelopment Plan by one year. Per Ordinance 181,671, the North Hollywood Redevelopment Plan expires on February 21, 2021.

This memorandum explains how projects within the North Hollywood Redevelopment Plan are affected by the expiration of the plan.

New Projects within the North Hollywood Redevelopment Plan

- Development projects do not need to comply with any of the land use provisions of the North Hollywood Redevelopment Plan or North Hollywood DFD. Development projects are only subject to the Los Angeles Municipal Code,

Community Plan standards, any other applicable zoning ordinance or City Specific Plan or City Plan Overlay.

- No Redevelopment Project Area clearances will be required of building, grading, demolition, sign or change of use permits.

Projects with Redevelopment Plan entitlements pursuant to LAMC 11.5.14

- Development projects that have not yet completed the discretionary review process should withdraw the Redevelopment Plan entitlement. Please speak to the Project Planner assigned to the City Planning case for further instructions.
- Development projects that have been issued a North Hollywood Redevelopment Plan Determination do not have to utilize the entitlement.
- Development projects that have a vested approval granted under the North Hollywood Redevelopment Plan may utilize the vested approval but cannot modify their project.

Updates to ZIMAS and the Online Application Portal

ZI-2488 Redevelopment Project Area: North Hollywood, has been removed to expedite permit clearances. Plan Checkers will no longer need to add the Redevelopment Project Area or Historic Verification clearances. Additionally, the North Hollywood Referral or Permit Clearance will no longer be one of the options in the [Online Application Portal](#). If the project has a pending building, grading, demolition, sign, or change of use North Hollywood Redevelopment Project Area clearance and it is not associated with a discretionary case, please email planning.redevelopment@lacity.org to obtain a “N/A” clearance.

Additional Questions

For general questions on how your project will be affected by the expiration of the North Hollywood Redevelopment Plan, please contact Giselle Corella in the City Planning Department at (213) 202-5413 or at giselle.corella@lacity.org. Project specific questions for City Planning cases are best answered by the assigned Project Planner.